

REPORT OF THE COMMITTEE ON ZONING

Charles K. Djou, Chair; Todd K. Apo, Vice-Chair
Donovan M. Dela Cruz, Nestor R. Garcia, Gary H. Okino, Members

Committee Meeting Held
January 9, 2007

Honorable Barbara Marshall
Chair, City Council
City and County of Honolulu

Madam Chair:

Your Committee on Zoning, to which was referred Resolution 07-008 entitled:

"RESOLUTION PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED
ORDINANCES OF HONOLULU 1990 (THE LAND USE ORDINANCE), AS
AMENDED, RELATING TO AFFORDABLE HOUSING,"

introduced on January 3, 2007, reports as follows:

The purpose of Resolution 07-008 is to propose an amendment to the Land Use Ordinance (LUO) that would permit affordable housing in B-2 Community Business zoning districts.

Your Committee finds that dwellings and lodgings, except consulates and as accessory uses, are not permitted in B-2 Community Business zoning districts. The proposed LUO amendment, attached as Exhibit "A" to the Resolution, would allow multi-family dwellings, pursuant to the granting of a Conditional Use Permit-minor (CUP-minor), in B-2 Community Business zoning districts, provided such multi-family dwellings qualify as affordable housing and include commercial uses.

At your Committee's meeting on January 9, 2007, your Committee received testimony in support of the Resolution from several individuals.

Your Committee notes that although the Bill attached to the Resolution as Exhibit "A" provides that at least 75% of the dwelling units in a development should be set aside for affordable housing purposes in order to qualify as "affordable housing," your Committee is flexible as to the designated percentage of dwelling units set aside

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON _____

COMMITTEE REPORT NO. 6

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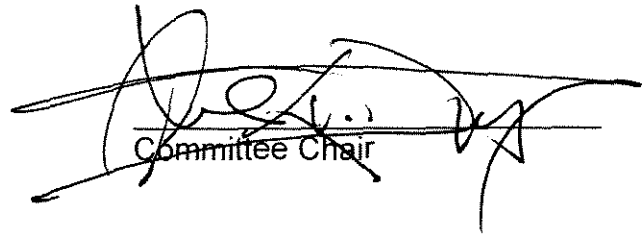
for such purposes. Your Committee further notes that it is the Committee's intent that for developments that qualify as "affordable housing" under this proposed LUO amendment, housing units should be located on the 2nd floor or above and commercial uses should be located on the ground floor.

It is your Committee's desire that the Director of Planning and Permitting's review of the proposed LUO amendment shall include a discussion of the need for affordable rental housing units.

Your Committee finds that the LUO amendment proposed in the Resolution appears to be consistent with the General Plan and Development Plan of the City and it appears that, if enacted, it would be in the best interests of the people of the City and County of Honolulu.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 07-008 and recommends its adoption. (Ayes: Djou, Apo, Dela Cruz, Garcia, Okino - 5; Noes: None.)

Respectfully submitted,



Committee Chair

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON JAN 24 2007

COMMITTEE REPORT NO. 6